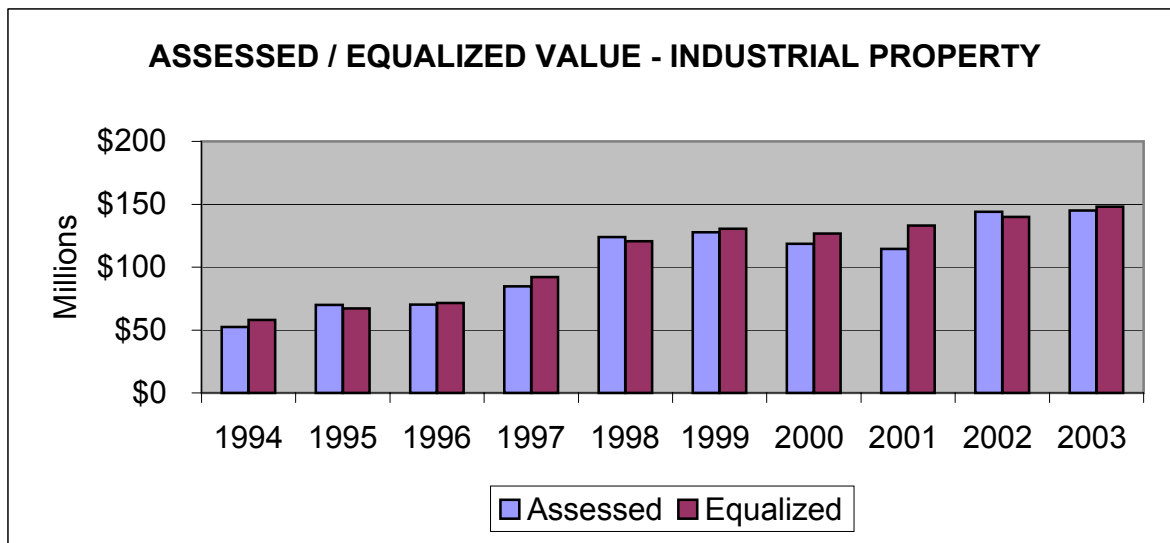


CITY OF EAU CLAIRE

**TABLE 11 - ASSESSED AND EQUALIZED VALUE
OF INDUSTRIAL PROPERTY**
Last Ten Fiscal Years
(Dollars in Thousands)

	<u>1994</u>	<u>1995</u>	<u>1996</u>	<u>1997</u>	<u>1998</u>	<u>1999</u>	<u>2000</u>	<u>2001</u>	<u>2002</u>	<u>2003</u>
INDUSTRIAL										
Real property:										
Assessed value	\$42,963	\$57,629	\$57,141	\$68,131	\$99,854	\$100,928	\$98,016	\$94,681	\$121,417	\$125,809
Equalized value	47,111	55,232	58,249	74,090	97,185	103,264	103,868	105,668	118,173	127,937
Personal property:										
Assessed value	\$9,504	\$12,329	\$13,011	\$16,489	\$24,145	\$26,780	\$20,588	\$19,799	\$22,481	\$19,272
Equalized value	10,818	11,823	13,263	18,084	23,483	27,346	22,920	27,346	21,830	20,085
Total industrial:										
Assessed value	\$52,467	\$69,958	\$70,152	\$84,620	\$123,999	\$127,708	\$118,604	\$114,480	\$143,898	\$145,081
Equalized value	57,929	67,055	71,512	92,174	120,668	130,610	126,788	133,014	140,003	148,022
Total all classes:										
Assessed	\$1,253,158	\$1,623,041	\$1,689,647	\$1,783,616	\$2,205,335	\$2,277,611	\$2,335,150	\$2,429,573	\$2,981,694	\$3,048,956
Equalized	1,476,629	1,563,675	1,722,952	1,958,436	2,140,250	2,321,055	2,480,574	2,708,721	2,889,295	3,105,363
Industrial property as a percentage of total:										
Assessed value	4.19%	4.31%	4.15%	4.74%	5.62%	5.61%	5.08%	4.71%	4.83%	4.76%
Equalized value	3.92%	4.29%	4.15%	4.71%	5.64%	5.63%	5.11%	4.91%	4.85%	4.77%
Number of parcels	92	93	96	101	104	99	100	107	107	103
Number of parcels with improvements	78	79	81	84	87	84	84	92	92	92



NOTE: Property values shown are established at January 1 of the year preceding the fiscal years listed. They are the basis of the taxes collected and applied to the fiscal year. Values are for both Eau Claire and Chippewa Counties. Tax incremental districts have been included.

Source: City of Eau Claire Assessor's Office, Statement of Changes in Equalized Values by Class & Item, as compiled by the Wisconsin Department of Revenue